

Ent 146770 Bk 348 Pg 1059
Date: 31-JAN-2019 3:29:45PM
Fee: \$15.00 Check Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN TITLE

WHEN RECORDED, MAIL TO:

Thomas G. Bennett
Ballard Spahr LLP
201 S. Main Street, Suite 800
Salt Lake City, UT 84111-2221
5866257

Tax Parcel Nos. _____

QUITCLAIM DEED

Sinclair Real Estate Company, a Wyoming corporation ("**Grantor**"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims to WASATCH PEAKS RANCH, LLC, a Delaware limited liability company ("**Grantee**"), whose address is 136 E. South Temple, Suite 2425, Salt Lake City, Utah 84111, all of Grantor's ownership, right, claim, and interest in and to the following tracts of land situated in Morgan County and Davis County, Utah (the "**Property**"):

See **Exhibit A**, attached hereto and incorporated herein by this reference.

[Remainder of page is blank. Signature page follows.]

IN WITNESS WHEREOF, the Grantor, has executed this instrument this 22 day of January, 2019.

SINCLAIR REAL ESTATE COMPANY,
a Wyoming corporation

S. Holding
By: Stephen E. Holding
Its: President

STATE OF Utah)
COUNTY OF Salt Lake)ss.

On this 22 day of January, in the year 2019, before me Diane Burton, a notary public, personally appeared Stephen E. Holding, President of Sinclair Real Estate Company proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same on behalf of and under proper authority from Sinclair Real Estate Company.

Diane Burton
NOTARY SIGNATURE AND SEAL

My Commissions Expires: 9-17-22



Exhibit A
Legal Description of the Property

THE FOLLOWING PARCELS ALL LOCATED IN TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PARCEL 32:

BEGINNING 13.50 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST; THENCE SOUTH 3 CHAINS, MORE OR LESS, TO THE RIGHT OF WAY OF THE UPRR CO., THENCE NORTH 78°00' EAST ALONG SAID RIGHT OF WAY 10 CHAINS; THENCE NORTH 10°00' EAST 2 CHAINS MORE OR LESS TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 80°00' WEST ALONG LINE 10 CHAINS TO THE POINT OF BEGINNING. RESERVING THEREFROM THE COUNTY ROAD AS NOW CONSTRUCTED.

Morgan County Tax Parcel No. 00-0002-6359

PARCEL 35:

THE SOUTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28.

Morgan County Tax Parcel No. 00-0002-6623

Davis County Tax Parcel No. 13-002-0005

PARCEL 36:

ALL OF SECTION 33

Morgan County Tax Parcel No. 00-0002-6680

Davis County Tax Parcel No. 13-002-0005